

STATISTICAL INFORMATION ONLY: Debtor must select the number of each of the following items included in the Plan.

0 Valuation of Security 0 Assumption of Executory Contract or Unexpired Lease 0 Lien Avoidance

Last revised: September 1, 2018

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In Re: Case No.: 18-25713
Erinaldo Candidio Braga Judge: VFP

Debtor(s) 1st modified

Chapter 13 Plan and Motions

☐ Original ☒ Modified/Notice Required Date: 12/14/2018
☐ Motions Included ☐ Modified/No Notice Required

THE DEBTOR HAS FILED FOR RELIEF UNDER
CHAPTER 13 OF THE BANKRUPTCY CODE

YOUR RIGHTS MAY BE AFFECTED

You should have received from the court a separate *Notice of the Hearing on Confirmation of Plan*, which contains the date of the confirmation hearing on the Plan proposed by the Debtor. This document is the actual Plan proposed by the Debtor to adjust debts. You should read these papers carefully and discuss them with your attorney. Anyone who wishes to oppose any provision of this Plan or any motion included in it must file a written objection within the time frame stated in the *Notice*. Your rights may be affected by this plan. Your claim may be reduced, modified, or eliminated. This Plan may be confirmed and become binding, and included motions may be granted without further notice or hearing, unless written objection is filed before the deadline stated in the *Notice*. The Court may confirm this plan, if there are no timely filed objections, without further notice. See Bankruptcy Rule 3015. If this plan includes motions to avoid or modify a lien, the lien avoidance or modification may take place solely within the chapter 13 confirmation process. The plan confirmation order alone will avoid or modify the lien. The debtor need not file a separate motion or adversary proceeding to avoid or modify a lien based on value of the collateral or to reduce the interest rate. An affected lien creditor who wishes to contest said treatment must file a timely objection and appear at the confirmation hearing to prosecute same.

The following matters may be of particular importance. Debtors must check one box on each line to state whether the plan includes each of the following items. If an item is checked as "Does Not" or if both boxes are checked, the provision will be ineffective if set out later in the plan.

THIS PLAN:

☐ DOES ☒ DOES NOT CONTAIN NON-STANDARD PROVISIONS. NON-STANDARD PROVISIONS MUST ALSO BE SET FORTH IN PART 10.

☐ DOES ☒ DOES NOT LIMIT THE AMOUNT OF A SECURED CLAIM BASED SOLELY ON VALUE OF COLLATERAL, WHICH MAY RESULT IN A PARTIAL PAYMENT OR NO PAYMENT AT ALL TO THE SECURED CREDITOR. SEE MOTIONS SET FORTH IN PART 7, IF ANY.

☐ DOES ☒ DOES NOT AVOID A JUDICIAL LIEN OR NONPOSSESSORY, NONPURCHASE-MONEY SECURITY INTEREST. SEE MOTIONS SET FORTH IN PART 7, IF ANY.

Initial Debtor(s)' Attorney: /s/WHO Initial Debtor: /s/ECB Initial Co-Debtor: _____

Part 1: Payment and Length of Plan

a. The debtor shall pay \$ 1,570.00 per month to the Chapter 13 Trustee, starting on January 1, 2019 for approximately 56 months.

b. The debtor shall make plan payments to the Trustee from the following sources:

☒ Future earnings

☐ Other sources of funding (describe source, amount and date when funds are available):

c. Use of real property to satisfy plan obligations:

☒ Sale of real property

Description: 190 Emmet Street, Newark, NJ and 505 Hickory Street, Kearny, NJ

Proposed date for completion: 6 months after confirmation

☐ Refinance of real property:

Description:

Proposed date for completion: _____

☐ Loan modification with respect to mortgage encumbering property:

Description:

Proposed date for completion: _____

d. ☐ The regular monthly mortgage payment will continue pending the sale, refinance or loan modification.

e. ☐ Other information that may be important relating to the payment and length of plan:

Part 2: Adequate Protection ☒ **NONE**

a. Adequate protection payments will be made in the amount of \$ _____ to be paid to the Chapter 13 Trustee and disbursed pre-confirmation to _____ (creditor).

b. Adequate protection payments will be made in the amount of \$ _____ to be paid directly by the debtor(s) outside the Plan, pre-confirmation to: _____ (creditor).

Part 3: Priority Claims (Including Administrative Expenses)

a. All allowed priority claims will be paid in full unless the creditor agrees otherwise:

Creditor	Type of Priority	Amount to be Paid
CHAPTER 13 STANDING TRUSTEE	ADMINISTRATIVE	AS ALLOWED BY STATUTE
ATTORNEY FEE BALANCE	ADMINISTRATIVE	BALANCE DUE: \$
DOMESTIC SUPPORT OBLIGATION		

b. Domestic Support Obligations assigned or owed to a governmental unit and paid less than full amount:
Check one:

☒ None

☐ The allowed priority claims listed below are based on a domestic support obligation that has been assigned to or is owed to a governmental unit and will be paid less than the full amount of the claim pursuant to 11 U.S.C.1322(a)(4):

Creditor	Type of Priority	Claim Amount	Amount to be Paid
	Domestic Support Obligations assigned or owed to a governmental unit and paid less than full amount.		

Part 4: Secured Claims

a. Curing Default and Maintaining Payments on Principal Residence: ☐ NONE

The Debtor will pay to the Trustee (as part of the Plan) allowed claims for arrearages on monthly obligations and the debtor shall pay directly to the creditor (outside the Plan) monthly obligations due after the bankruptcy filing as follows:

Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)
Shellpoint Mortgage Servicing	190 Emmet St., Newark, NJ	Unknown	0	arrears may be paid pending sale of real estate	
Fay Servicing	505 Hickory St., Kearny, NJ	Unknown	0	arrears may be paid pending sale of real estate	

b. Curing and Maintaining Payments on Non-Principal Residence & other loans or rent arrears: ☒ NONE

The Debtor will pay to the Trustee (as part of the Plan) allowed claims for arrearages on monthly obligations and the debtor will pay directly to the creditor (outside the Plan) monthly obligations due after the bankruptcy filing as follows:

Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)

c. Secured claims excluded from 11 U.S.C. 506: ☒ NONE

The following claims were either incurred within 910 days before the petition date and are secured by a purchase money security interest in a motor vehicle acquired for the personal use of the debtor(s), or incurred within one year of the petition date and secured by a purchase money security interest in any other thing of value:

Name of Creditor	Collateral	Interest Rate	Amount of Claim	Total to be Paid through the Plan Including Interest Calculation

d. Requests for valuation of security, Cram-down, Strip Off & Interest Rate Adjustments ☐ **NONE**

1.) The debtor values collateral as indicated below. If the claim may be modified under Section 1322(b)(2), the secured creditor shall be paid the amount listed as the "Value of the Creditor Interest in Collateral," plus interest as stated. The portion of any allowed claim that exceeds that value shall be treated as an unsecured claim. If a secured claim is identified as having "NO VALUE" it shall be treated as an unsecured claim.

**NOTE: A modification under this Section ALSO REQUIRES
the appropriate motion to be filed under Section 7 of the Plan.**

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Superior Liens	Value of Creditor Interest in Collateral	Annual Interest Rate	Total Amount to be Paid
Specialized Loan Servicing	190 Emmett Street, Newark, NJ	\$116,415.82	\$250,000.00	\$1,183,586.17	0	0	\$0

2.) Where the Debtor retains collateral and completes the Plan, payment of the full amount of the allowed secured claim shall discharge the corresponding lien.

e. Surrender ☒ **NONE**

Upon confirmation, the stay is terminated as to surrendered collateral only under 11 U.S.C. 362(a) and that the stay under 11 U.S.C 1301 be terminated in all respects. The Debtor surrenders the following collateral:

Creditor	Collateral to be Surrendered	Value of Surrendered Collateral	Remaining Unsecured Debt

f. Secured Claims Unaffected by the Plan ☒ **NONE**

The following secured claims are unaffected by the Plan:

g. Secured Claims to be Paid in Full Through the Plan: ☒ **NONE**

Creditor	Collateral	Total Amount to be Paid Through the Plan

Part 5: Unsecured Claims ☐ **NONE**

a. Not separately classified allowed non-priority unsecured claims shall be paid:

- ☒ Not less than \$ 0 to be distributed *pro rata*
- ☐ Not less than _____ percent
- ☐ *Pro Rata* distribution from any remaining funds

b. Separately classified unsecured claims shall be treated as follows:

Creditor	Basis for Separate Classification	Treatment	Amount to be Paid

Part 6: Executory Contracts and Unexpired Leases ☒ NONE

(NOTE: See time limitations set forth in 11 U.S.C. 365(d)(4) that may prevent assumption of non-residential real property leases in this Plan.)

All executory contracts and unexpired leases, not previously rejected by operation of law, are rejected, except the following, which are assumed:

Creditor	Arrears to be Cured in Plan	Nature of Contract or Lease	Treatment by Debtor	Post-Petition Payment

Part 7: Motions ☐ NONE

NOTE: All plans containing motions must be served on all potentially affected creditors, together with local form, *Notice of Chapter 13 Plan Transmittal*, within the time and in the manner set forth in D.N.J. LBR 3015-1. A *Certification of Service, Notice of Chapter 13 Plan Transmittal and valuation* must be filed with the Clerk of Court when the plan and transmittal notice are served.

a. Motion to Avoid Liens Under 11. U.S.C. Section 522(f). ☐ NONE

The Debtor moves to avoid the following liens that impair exemptions:

Creditor	Nature of Collateral	Type of Lien	Amount of Lien	Value of Collateral	Amount of Claimed Exemption	Sum of All Other Liens Against the Property	Amount of Lien to be Avoided
Colorado Capital	190 Emmet St., Newark, NJ 505 Hickory St., Kearny, NJ	Judgment	\$10,243.51	\$330,000.00	\$13,000.00	\$330,000.00	\$10,243.51
New Century Financial		Judgment	\$1,276.43	\$330,000.00	\$13,000.00	\$340,243.51	\$1,276.43
New Century Financial		Judgment	\$675.24	\$330,000.00	\$13,000.00	\$341,519.94	\$675.24
New Century Financial		Judgment	\$3,050.32	\$330,000.00	\$13,000.00	\$342,195.18	\$3,050.32
New Century Financial		Judgment	\$666.66	\$330,000.00	\$13,000.00	\$345,245.50	\$666.66
New Century Financial		Judgment	\$803.91	\$330,000.00	\$13,000.00	\$345,912.16	\$803.91
Lancer Investments		Judgment	\$2,303.72	\$330,000.00	\$13,000.00	\$346,716.07	\$2,303.72
Vanz, LLC		Judgment	\$13,435.83	\$330,000.00 \$300,000.00	\$13,000.00	\$349,019.79	\$13,435.83

b. Motion to Avoid Liens and Reclassify Claim from Secured to Completely Unsecured. ☐ NONE

The Debtor moves to reclassify the following claims as unsecured and to void liens on collateral consistent with Part 4 above:

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Superior Liens	Value of Creditor's Interest in Collateral	Total Amount of Lien to be Reclassified
Specialized Loan Servicing	190 Emmet St., Newark, NJ	\$0.00 (Debt discharged in previous Chp 7 Case No. 18-14383)	\$250,000.00	\$1,183,586.17	\$0.00	\$0.00 (Debt discharged in previous Chp 7 Case No. 18-14383)

c. Motion to Partially Void Liens and Reclassify Underlying Claims as Partially Secured and Partially Unsecured. ☒ NONE

The Debtor moves to reclassify the following claims as partially secured and partially unsecured, and to void liens on collateral consistent with Part 4 above:

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Amount to be Deemed Secured	Amount to be Reclassified as Unsecured

Part 8: Other Plan Provisions

a. Vesting of Property of the Estate

- ☒ Upon confirmation
☐ Upon discharge

b. Payment Notices

Creditors and Lessors provided for in Parts 4, 6 or 7 may continue to mail customary notices or coupons to the Debtor notwithstanding the automatic stay.

c. Order of Distribution

The Standing Trustee shall pay allowed claims in the following order:

- 1) Ch. 13 Standing Trustee commissions
- 2) Other Administrative Claims - William H. Oliver
- 3) Secured Claim
- 4) Priority Claims; 5) General unsecured claims

d. Post-Petition Claims

The Standing Trustee ☐ is, ☒ is not authorized to pay post-petition claims filed pursuant to 11 U.S.C. Section 1305(a) in the amount filed by the post-petition claimant.

Part 9: Modification ☐ NONE

If this Plan modifies a Plan previously filed in this case, complete the information below.

Date of Plan being modified: 08/20/2018.

Explain below **why** the plan is being modified:

Debtor has a decrease in income from rental properties and can no longer fund repayment of homes
Debtor is now selling properties

Explain below **how** the plan is being modified:

part 1c: adding sale of properties located at : 190 Emmet Street, Newark, NJ and 505 Hickory St., Kearny, NJ
part 4a: add Shellpoint Mortgage (190 Emmett Street) and Fay Servicing (505 Hickory Street) arrears to be paid pending sale of real estate
part 4d: remove Shellpoint Mortgage and Fay Servicing from mortgage

Are Schedules I and J being filed simultaneously with this Modified Plan? ☒ Yes ☐ No

Part 10: Non-Standard Provision(s): Signatures Required

Non-Standard Provisions Requiring Separate Signatures:

☒ NONE

☐ Explain here:

Any non-standard provisions placed elsewhere in this plan are ineffective.

Signatures

The Debtor(s) and the attorney for the Debtor(s), if any, must sign this Plan.

By signing and filing this document, the debtor(s), if not represented by an attorney, or the attorney for the debtor(s) certify that the wording and order of the provisions in this Chapter 13 Plan are identical to Local Form, *Chapter 13 Plan and Motions*, other than any non-standard provisions included in Part 10.

I certify under penalty of perjury that the above is true.

Date: 12/14/2018

/s/ Erinaldo Braga
Debtor

Date: _____

Joint Debtor

Date: 12/14/2018

/s/ William H. Oliver, Jr.
Attorney for Debtor(s)

Certificate of Notice Page 11 of 12

United States Bankruptcy Court
District of New JerseyIn re:
Erinaldo Candidio Braga
DebtorCase No. 18-25713-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf901Page 1 of 2
Total Noticed: 26

Date Rcvd: Dec 18, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 20, 2018.

db
517687438 Erinaldo Candidio Braga, PO Box 1042, Bedminster, NJ 07921-1042
+Alexandra T. Garcia, McCabe Weisberg & Conway, 216 Haddon Avenue, Suite 303,
Collingswood, NJ 08108-2811
517712055 +Citibank Home Depot, c/o O'Brien & Taylor, PO Box 505, Caldwell, NJ 07007-0505
517712056 Colorado Capital, c/o Pressler & Pressler, 7 Entin Road, Parsippany, NJ 07054-5020
517687439 +Emmanuel J. Argentieri, Romano Garubo & Argentieri, 52 Newton Avenue, PO Box 456,
Woodbury, NJ 08096-7456
517687440 Fay Servicing, PO Box 619063, Dallas, TX 75261-9063
517751447 +Lancer Investments LLC, Jerome OBrien Esq, PO box 505, West Caldwell NJ 07007-0505
517712067 +Maria Freitas, 190 Emmet St., #3, Newark, NJ 07114-2720
517765263 +NCB Management Services Inc, 1 Allied Dr, Trevoise PA 19053-6945
517712061 +New Century Financial, c/o Pressler & Pressler, L.L.P., 7 Entin Road,
Parsippany, NJ 07054-5020
517712068 +Roberto Teixeira, 190 Emmet St., #2, Newark, NJ 07114-2720
517712062 Shellpoint Mortgage Servicing, PO Box 51850, Livonia, MI 48151-5850
517687442 Shellpoint Mortgage Servicing, PO Box 51850, Livonia, MI 48151-5850
517712063 +Specialized Laon, Specialized Laon Servicing, LLC, 8742 Lucent Blvd., Ste. 300,
Littleton, CO 80129-2386
517687443 +Specialized Laon Servicing, LLC, 8742 Lucent Blvd., Ste. 300, Littleton, CO 80129-2386
517687444 +State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245
517687445 +Stern Lavingthal & Frankenberg, 105 Eisenhower Parkway, ste. 302, Roseland, NJ 07068-1640
517768569 +The Bank of New York Mellon Trustee (See 410), c/o Specialized Loan Servicing LLC,
8742 Lucent Blvd, Suite 300, Highlands Ranch, Colorado 80129-2386
517808910 +U.S. Bank National Association as Legal Title Trus, Fay Servicing, LLC,
3000 Kellway Drive, Suite 150, Carrollton, TX 75006-3357
517712066 +Vanz, LLC, c/o Fein, Such, Kahn & Sheppard, P.C., 7 Century Drive, Suite 201,
Parsippany, NJ 07054-4609

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
smg E-mail/Text: usan.j.njbankr@usdoj.gov Dec 19 2018 00:10:04 U.S. Attorney, 970 Broad St.,
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg +E-mail/Text: ustpreregion03.ne.ecf@usdoj.gov Dec 19 2018 00:10:00 United States Trustee,
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
Newark, NJ 07102-5235
517687441 E-mail/Text: cio.bncmail@irs.gov Dec 19 2018 00:09:17 Internal Service Revenue,
PO Box 7346, Philadelphia, PA 19101-7346
517769590 E-mail/PDF: resurgentbknofications@resurgent.com Dec 19 2018 00:12:28 LVNV Funding LLC,
c/o Resurgent Capital Services, P O Box 10675, Greenville, SC 29603-0675
517813176 E-mail/PDF: resurgentbknofications@resurgent.com Dec 19 2018 00:12:28 LVNV Funding, LLC,
c/o Resurgent Capital Services, PO BOX 10587, Greenville, SC 29603-0587
517800874 E-mail/Text: bkdepartment@rtresolutions.com Dec 19 2018 00:10:19
Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite #150,
Dallas, Texas 75247-4029

TOTAL: 6

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

517712054* +Alexandra T. Garcia, McCabe Weisberg & Conway, 216 Haddon Avenue, Suite 303,
Collingswood, NJ 08108-2811
517712057* +Emmanuel J. Argentieri, Romano Garubo & Argentieri, 52 Newton Avenue, PO Box 456,
Woodbury, NJ 08096-7456
517712058* Fay Servicing, PO Box 619063, Dallas, TX 75261-9063
517712059* Internal Service Revenue, PO Box 7346, Philadelphia, PA 19101-7346
517769591* LVNV Funding LLC, c/o Resurgent Capital Services, P O Box 10675,
Greenville, SC 29603-0675
517712064* +State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245
517712065* +Stern Lavingthal & Frankenberg, 105 Eisenhower Parkway, ste. 302, Roseland, NJ 07068-1640
517712060 ##+Lancer Investments, LLC, PO Box 1377, Fair Lawn, NJ 07410-8377

TOTALS: 0, * 7, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

District/off: 0312-2

User: admin
Form ID: pdf901

Page 2 of 2
Total Noticed: 26

Date Rcvd: Dec 18, 2018

***** BYPASSED RECIPIENTS (continued) *****

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 20, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 14, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON et al ...
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon on behalf of Creditor MTGLQ Investors, L.P. dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Emmanuel J. Argentieri on behalf of Creditor U.S. Bank National Association as Legal Title
Trustee for Truman 2016 SC6 Title Trust bk@rgalegal.com
Jordan Seth Blask on behalf of Creditor U.S. Bank National Association as Legal Title Trustee
for Truman 2016 SC6 Title Trust jblask@tuckerlaw.com,
agilbert@tuckerlaw.com;cabbott@tuckerlaw.com
Kevin Gordon McDonald on behalf of Creditor THE BANK OF NEW YORK MELLON et al ...
kmcDonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Rebecca Ann Solarz on behalf of Creditor MTGLQ Investors, L.P. rsolarz@kmlawgroup.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William H. Oliver, Jr. on behalf of Debtor Erinaldo Candidio Braga bkwoliver@aol.com,
R59915@notify.bestcase.com

TOTAL: 9